079.0	0003	0005.A	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	5,493,000	/	5,493,000
USE VALUE:	5,493,000	/	5,493,000
ASSESSED:	5,493,000	/	5,493,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-C	BRATTLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOSTALGIA PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	39 BRIGHTON AVE
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02134 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -
Owner 2:	-
Street 1:	50 GROVE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .88 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1972, having primarily Brick Exterior and 28674 Square Feet, with 36 Units, 36 Baths, 0 3/4 Bath, 0 HalfBath, 72 Rooms, and 36 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	38344.000	3,187,000	20,000	2,286,000	5,493,000
Total Card	0.880	3,187,000	20,000	2,286,000	5,493,000
Total Parcel	0.880	3,187,000	20,000	2,286,000	5,493,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 191.57 | /Parcel: 191.57

Legal Description

User Acct 49245

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

!6455!

PREVIOUS ASSESSMENT

Parcel ID 079.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	3,187,000	20000	38,344.	2,286,000	5,493,000		Year end	12/23/2021
2021	112	FV	3,187,000	20000	38,344.	2,178,000	5,385,000		Year End Roll	12/10/2020
2020	112	FV	3,047,400	20000	38,344.	1,980,000	5,047,400	5,047,400	Year End Roll	12/18/2019
2019	112	FV	2,524,300	20900	38,344.	1,980,000	4,525,200	4,525,200	Year End Roll	1/3/2019
2018	112	FV	2,524,300	20900	38,344.	1,980,000	4,525,200	4,525,200	Year End Roll	12/20/2017
2017	112	FV	2,175,600	20900	38,344.	1,620,000	3,816,500	3,816,500	Year End Roll	1/3/2017
2016	112	FV	2,175,600	20900	38,344.	1,620,000	3,816,500	3,816,500	Year End	1/4/2016
2015	112	FV	1,914,000	21600	38,344.	1,368,000	3,303,600	3,303,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:56:36

LAST REV

Date	Time
11/19/21	10:55:52
apro	

PAT ACCT. 6455

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ELBRIDG	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
	10377-378		10/16/1963			No	No		N

USER DEFINED

Prior Id # 1:	49245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2006	326	New Wind	111,000	C		G7	GR FY07	VINYL REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
3/2/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
2/19/2009	Meas/Inspect	197	PATRIOT
11/10/2000	Hearing N/C		
1/12/2000	Meas/Inspect	243	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		38344		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		36		No. of Un	Site		0	63,500.	1.00	AA									2,286,000						2,286,000	

Total AC/HA:	0.88026	Total SF/SM:	38344	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total:	2,286,000	Spl Credit		Total:	2,286,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	36	Total:	36
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	36	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	36	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.01807988
Adj $ / SQ:	136.830
Other Features:	360000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4552921
Depreciation:	1365876
Depreciated Total:	3187045

COMMENTS

GALLEY KITCHENS 1 HEATING SYSTEM
BLDGS CONNECTED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	36

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	72	BRs:	36	Baths:	36	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
36	2	1	M

Totals		
36	72	36

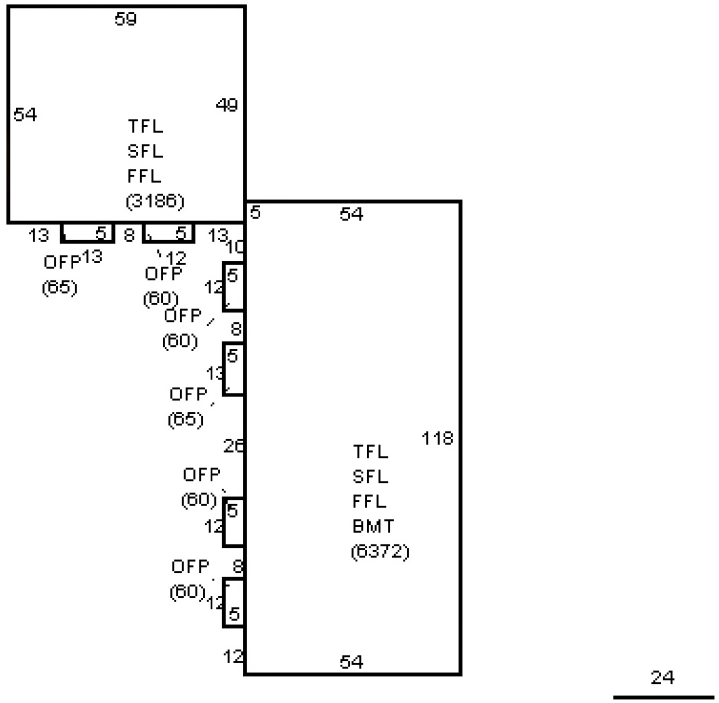
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.83
Special Features:	0	Val/Su Net:	89.99
Final Total:	3187000	Val/Su SzAd	111.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	9,558	136.830	1,307,821
SFL	Second Floor	9,558	136.830	1,307,821
TFL	Third Floor	9,558	136.830	1,307,821
BMT	Basement	6,372	41.050	261,564
OFP	Open Porch	370	21.340	7,895

Net Sketched Area:	35,416	Total:	4,192,922

Size Ad	28674	Gross Area	35416	FinArea	28674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	15000	A	AV	1985	1.83	T	27.2	112			20,000			20,000

More:	N	Total Yard Items:	20,000	Total Special Featues:		Total:	20,000